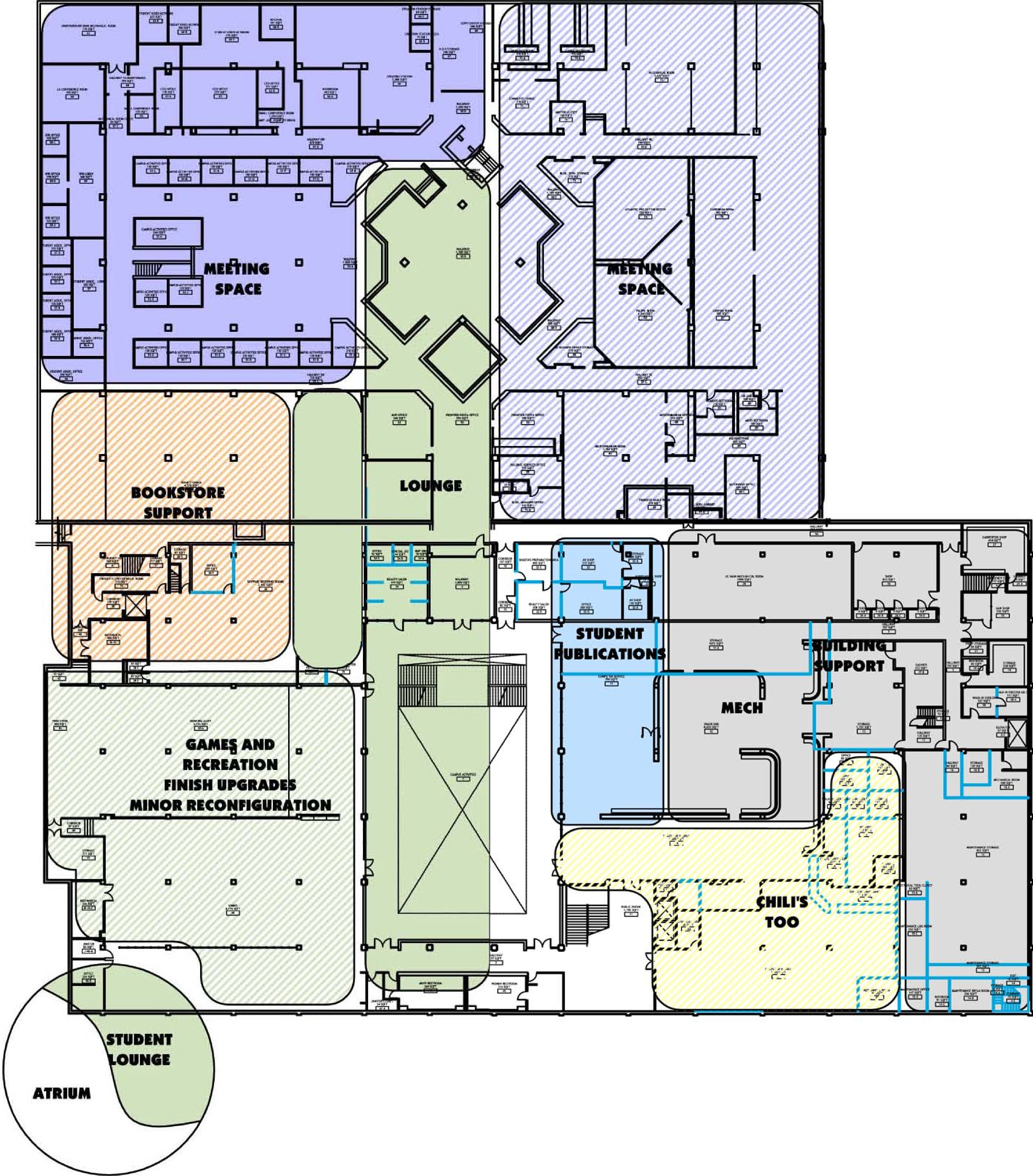
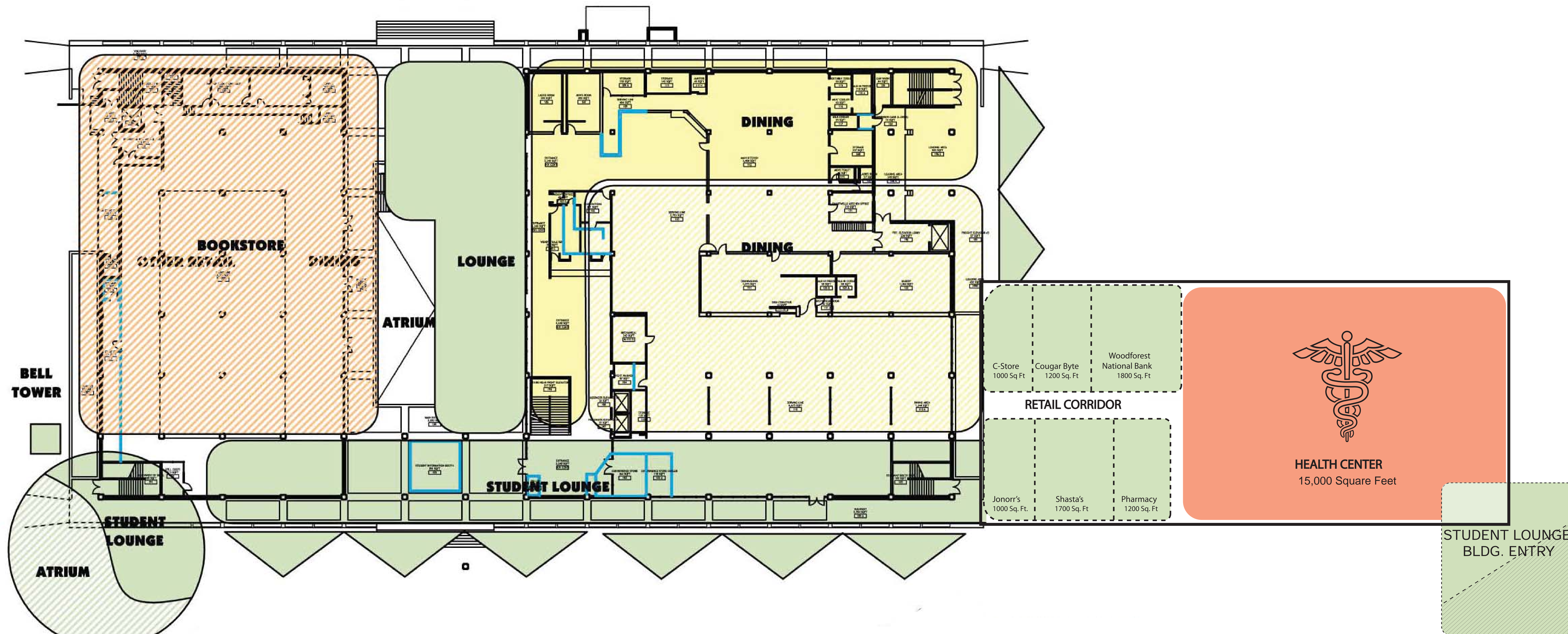


UC Lower Level



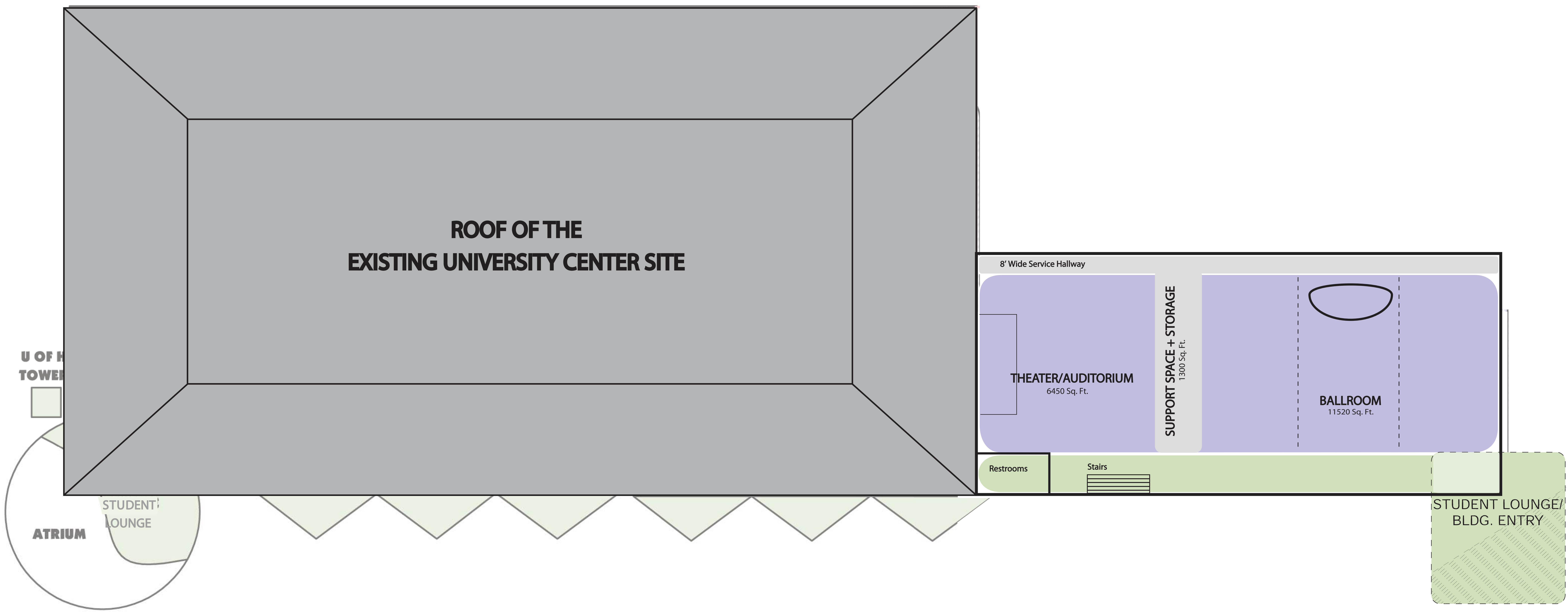
First Floor



Second Floor



Third Floor



University Center Program Draft

University Center Program Draft					PROPOSED PROGRAM SPACES				Existing Total NSF	Delta		Remarks
					University Center							
	# Ocps	Qty	Area NSF	Total NSF								
UC UNDERGROUND					32,472							
Bookstore Storage				4,570		0	50			228,500		
Shipping/Receiving/Storage												
Storage												
Textbook Offices												
Textbook Storage												
Textbook Staging												
Subtotal		1	6,400	4,570		0				0		
Lounge Areas					3,510	4,000	-490	-12%				
Information												
Electronic Information Board			1	10	10							
TV Lounge			1	500	500							
Open Lounge Space			1	3,000	3,000							
Ballroom/Large Event Space					4,176	4,176	0	0%				
Small Event Space - Cougar Den	200	1	4,176	4,176	4,176					Configured in Rows		
Meeting/Conference Facilities					14,679	14,645	34	0%		2700 ft. delta between		
Meeting Rooms												
Mediterranean Room	100	1	1,762	1,762	1,762					Configured in Rows		
Subtotal				1,762	1,762	0						
Large Conference Rooms												
Bayou City Rm.	35	1	812	812	812							
Lone Star Room	40	1	875	875	875							
Bluebonnet Room	45	1	975	975	975							
Pacific Room	55	1	1,240	1,240	1,240							
Atlantic Room	55	1	1,240	1,240	1,240							
Subtotal				5,142	5,142	0						
Medium Conference Rooms												
Tejas Room	25	1	575	575	575							
Spindletop Room	25	1	575	575	575							
Baltic Room	25	1	576	576	576							
Aegean Room	25	1	576	576	576							
Carribean Room	25	1	592	592	592							
Caspian Room	25	1	592	592	592							
Subtotal				3,486	3,486	0						
Small Conference Rooms												
Future Conference Rooms	20	1	440	440						Configured in Rows		
Future Conference Rooms	15	1	350	350						Configured in Rows		
San Jancinto Room	15	1	350	350	350							
Palo Duro	15	1	350	350	350							
Rio Grande Room	15	1	375	375	375							
Salt Grass	20	1	462	462	462							
Rodeo Room	20	1	462	462	462							
Subtotal				2,789	1,999	790						
Support Spaces												
Table and Chair Storage		2	500	1,000								
A/V Equipment Storage		1	300	300								
Projection Booth		1	200	200								
Subtotal				1,500	2,256	-756						
Building Support					5,537	4,137	1,400	34%				
Offices												
Custodial Lockers and Breakroom	1	1	1,100	1,100								
Internal Circulation (17%)				187								
Subtotal				1,287								
Recreation and Gaming												
Expanded Bowling Support				1,000								
Subtotal				1,000								
Housekeeping / Janitorial / Storage												
Private Offices	1	1	120	120								

Custodial Closets	8	50	400			
Housekeeping Storage	1	1000	1,000			
Modular Furniture Storage	1	500	500			
Overstock Finishes Storage	1	350	350			
Building Operations Storage	1	1000	1,000			
<i>Subtotal</i>			3,250	2,730	520	

GROUND FLOOR				44,340				
Bookstore Sales Floor				3,258		0	50	162,900
Shipping/Receiving/Storage								
Storage								
Textbook Offices								
Textbook Storage								
Textbook Staging								
<i>Subtotal</i>				1	6,400	2,658	0	0
Other								
Employee Break / Restrooms								
<i>Subtotal</i>				1	400	600	0	0
Lounge Areas				16,562	4,296	12,266	286%	
Information								
Electronic Information Board				1	10	10		
E-Mail Stations				1	6	24	144	
Displays / Exhibit				5	10	50		
Active Lounges (Loud, High Traffic Areas)								
Arbor Lounge Space						11,408		
Large				1	2,700	2,700		
Medium				1	1,400	1,400		
Small				1	350	350		
TV Lounge				1	500	500		
Recreation & Entertainment				15,874	14,487	1,387	10%	
Games Room								
Lounge Area				1	800	800		
Billards and Games Area				1	3,000	3,000		
Bowling				1	7,000	7,000		
Bowling Additional Lanes				4	450	800		
Service Counter				3	1	64	192	
Transaction Queing Area				10	1	15	150	
Bowling Ball Storage / Locker Area				1	1	200	200	
Storage				1	1	300	300	
Internal Circulation (17%)						2,115		
<i>Subtotal</i>						14,557		
Recreation Office								
Private Office				1	1	120	120	
Night Office				1	1	120	120	
Professional Workstations				1	1	80	80	
Students Workstations				1	2	36	72	
Vault					1	55	55	
Supply/Storage/Copy Area				1	1	80	80	
Internal Circulation (17%)						90		
Remote Supply Storage Area				1	1	700	700	
<i>Subtotal</i>						1,317	0	
Building Support				3,311				
Offices								
Reception/Waiting				3	1	30	90	
Assistant Director's Office				1	1	150	150	
Private Offices				1	1	120	120	
Receptionist Workstations				1	1	80	80	
Building Services Library				1	1	200	200	
Internal Circulation (17%)						296		
<i>Subtotal</i>						936	3,389	-1,353
Maintenance								
Repair Shop				1	1,000	1,000		
Bowling Tech Repair Shop				1	450	450		
Electrical Tool Closet				1	75	75		
Paint Shop & Carpentry Shop				1	850	850		
<i>Subtotal</i>						2,375	3,715	-1,340

Dining Services				4,366				
Dining								
Chili's Too	1	2,000	2,000					
<i>Subtotal</i>			2,000	13,731	-3,947			
Serving								
Chili's Too	1	750	750					
<i>Subtotal</i>			750	3,655	1,491			
Dish Wash / Pot Wash								
Chili's Too	1	250	250					
<i>Subtotal</i>			250	1,428	1,142			
Kitchen								
Chili's Too	1	500	500					
<i>Subtotal</i>			500	5,374	-2,575			
Storage								
Chili's Too	1	300	300					
<i>Subtotal</i>			300	3,356	3,882			
Support								
Chili's Too - Breakroom & Uniforms	1	250	250					
<i>Subtotal</i>			250	1,554	1,576			
UC Food Court /Chili's Too Offices								
Chili's Too Private Office	1	1	120	120				
Chili's Too Shared Office	2	1	150	150				
Internal Circulation (17%)			46					
<i>Subtotal</i>			316	202	676			
UH Dining Services Offices				94	1,742	-1,648	-95%	
Accounting Offices								
Cash Room Clerk Workstations	1	1	80	80				
Internal Circulation (17%)			14					
<i>Subtotal</i>			94	1,059	-182			

Student Publications					4,134	4,000	134	3%	
Central - Shared Support									
Reception/Waiting	4	1	30	120					
Lounge Space / Kitchenette			1	180	180				
Supply/Copy Area	1	1	150	150					
Internal Circulation (17%)				77					
<i>Subtotal</i>					527				
Business Office									
Director's Office	1	1	220	220					
Private Offices	1	2	120	240					
Student Workstations	1	3	36	108					
Computer Area	1	3	25	75					
Storage Closet	1	1	50	50					
Internal Circulation (17%)				72					
<i>Subtotal</i>					765				
Yearbook									
Student Workstations	1	10	36	360					
Storage Closet	1	1	50	50					
Internal Circulation (17%)				70					
<i>Subtotal</i>					360				
Advertising									
Private Offices	1	1	120	120					
Workstations	1	17	36	612					
Storage Closet	1	1	50	50					
Internal Circulation (17%)				133					
<i>Subtotal</i>					915				
Production									
Private Offices	1	1	120	120					
Student Workstations	1	5	36	180					
Open Work Table	8	1	160	160					
Storage Closet	1	1	80	80					
Internal Circulation (17%)				92					
<i>Subtotal</i>					632				
The Daily Cougar									
Private Offices	1	2	120	240					
Student Workstations	1	5	36	180					
Open Work Table	15	1	300	300					
Storage Closet	1	1	80	80					
Internal Circulation (17%)				136					
<i>Subtotal</i>					936				

UC 1ST FLOOR				57,404				
Bookstore Sales Floor				16,742		0	50	837,100
Retail - Sales Floor								
Textbooks								
Emblematic								
School Supplies								
Technology Center								
General Books								
Misc. Retail								
Flex Retail Space								
Checkouts								
Customer Service								
<i>Subtotal</i>		1	29,000	14,000		0		0
Administrative Support Areas								
Reception								
Waiting								
Conference Room								
Computer Room								
Human Resources								
Records Storage								
Bookstore Manager								
Textbook Manager								
Offices								
Employee Break / Restrooms								
Receiving / Storage								
<i>Subtotal</i>		1	1,200	2,742		0		0
Lounge Areas				12,000	391	11,609	2969%	
Information								
Electronic Information Board		1	10	10				
Information Desk / Ticket Sales	4	1	400	400				
E-Mail Stations	1	6	24	144				
Displays / Exhibit		5	10	50				
Active Lounges (Loud, High Traffic Areas)								
Arbor Lounge Space				9,296				
Medium		1	1,400	1,400				
Small		2	350	700				
Dining Services				28,278	29,300	-1,022	-3%	
Dining								
Food Court		1	3,760	3,760				
Wendy's		1	1,924	1,924				
Future Concept		3	1,600	4,800				
Java City		1	500	500				
<i>Subtotal</i>				10,984	13,731	-3,947		
Serving								
Food Court		1	2,396	2,396				
Java City		1	150	150				
Wendy's		1	450	450				
Future Concept		3	450	1,350				
<i>Subtotal</i>				4,346	3,655	1,491		
Dish Wash / Pot Wash								
Catering		1	1,500	1,500				Supports Ballroom
Food Court		1	470	470				
Java City		1	50	50				
Wendy's		1	150	150				
Future Concept		3	150	450				
<i>Subtotal</i>				2,620	1,428	1,142		
Kitchen								
Food Court		1	799	799				
Future Concept		3	300	900				
<i>Subtotal</i>				1,699	5,374	-2,575		
Storage								

Catering	1	2,200	2,200		MK Reduction	Supports Ballroom
C-Store	1	425	425			
Food Court	1	799	799			
Java City	1	80	80			
Wendy's	1	534	534			
Future Concept	3	300	900			
<i>Subtotal</i>			4,938	3,356	3,882	
Support						
Catering Pantries	1	1,200	1,200			Supports Ballroom
C-Store Office	1	120	120			
Food Court	1	1,200	1,200			
Java City Office	1	120	120			
Wendy's Office	1	120	120			
Future Concept	3	120	360			
<i>Subtotal</i>			3,130	1,554	1,576	
UC Food Court /Chili's Too Offices						
Director's Office	1	1	120	120		
Professional Workstations	1	4	80	320		
Venue Manager Shared Office						
Supply/Storage/Copy Area	1	1	40	40		
Internal Circulation (17%)			81			
<i>Subtotal</i>			561	202	676	

Additional Retail Services				384	11,221	-10,837	-97%	
ATMS	6	64	384	80	304			
UC 2ND FLOOR				59,207				
Lounge Areas				13,013	2,000	11,013	551%	
Information								
Electronic Information Board	1	10	10					
Displays / Exhibit	5	10	50					
Active Lounges (Loud, High Traffic Areas)								
Arbor Lounge Space			6,463					
Large	1	2,700	2,700					
Medium	1	1,400	1,400					
Small	1	350	350					
Passive Spaces (Quiet, Secluded Areas)								
Meditation Rooms	8	80	640					TTU Model
Study Lounge	1	1,400	1,400					
Ballroom/Large Event Space				7,782	10,645	-2,863	-27%	
Medium Event Space - Houston Room	600	1	6,262	6,262	6,262			
Projection Booth		1	200	200	371			
Table and Chair Storage	2	600	1,200	4,012				
Piano Storage	1	120	120					
<i>Subtotal</i>				<i>7,782</i>	<i>10,645</i>	<i>-2,863</i>		
Meeting/Conference Facilities				4,649	4,649	0	0%	
Large Conference Rooms								
Fort Worth Room	45	1	988	988	988			
Dallas Room	45	1	1,007	1,007	1,007			
<i>Subtotal</i>				<i>1,995</i>	<i>1,995</i>	<i>0</i>		
Medium Conference Rooms								
El Paso Room	30	1	629	629	629			
Corpus Christi Room	30	1	648	648	648			
San Antonio Rm.	30	1	675	675	675			
Austin Room	30	1	702	702	702			
<i>Subtotal</i>				<i>2,654</i>	<i>2,654</i>	<i>0</i>		
Dining Services				1,600	1,779	-179	-10%	
Kitchen								
Catering	1	1,200	1,200					Supports Ballroom and Catering Production
<i>Subtotal</i>				<i>1,200</i>	<i>1,379</i>	<i>-2,575</i>		
Storage								
Catering	1	400	400					Supports Ballroom
<i>Subtotal</i>				<i>400</i>	<i>400</i>	<i>3,882</i>		

Student Organizations				20,032	13,841	6,191	45%	
Central - Shared Support								
Reception/Waiting	10	1	30	300				
Receptionist Workstations	1	2	80	160				
Large Conference Room	25-30	1	600	600				
Medium Conference Room	10-12	1	250	250				
Open Work Areas	10	3	200	600				
Workroom/Supply/Copy Area	1	1	500	500				
Breakroom/Kitchenette		1	150	150				
Remote Storage		1	1,200	1,200				
<i>Subtotal</i>				3,300	1,104	2,196		
Campus Activities Administration								
Director's Office	1	1	175	175				
Assistant Director's Office	1	2	150	300				
UC Activities Advisor's Office	1	1	150	150				
Private Offices	1	13	120	1,560				
Activities Funding Board GA Workstations	1	1	64	64				
GA Workstations	1	2	64	128				
Student Workstations	1	3	36	108				
Storage Closet	1	1	80	80				
Internal Circulation (17%)				411				
<i>Subtotal</i>				2,826	1,680	1,146		
Student Organization Suite								
Shared Student Organization Offices		5	200	1,000				
Student Organization Cubicles	55	1	36	1,980				36sf per/person
Open Work Space / Graphics		1	1,000	1,000				
Open Lounge Space		1	600	600				
Storage (large lockers)		25	15	375				
Storage (small lockers)		50	3	150				
Mailboxes		1	150	150				
Internal Circulation (17%)				838				
<i>Subtotal</i>				6,093	3,750	2,153		
Greek Life								
GA Workstations	1	1	64	64				
Council Workstations	1	4	64	256				
Storage Closet	1	1	80	80				
Internal Circulation (17%)				68				
<i>Subtotal</i>				468	266	202		
Metropolitan Volunteer Program								
Student Leader Workstations	1	3	64	192				
Student Coordinator Workstations	1	2	36	72				
Storage Closet	1	1	100	100				
Internal Circulation (17%)				62				
<i>Subtotal</i>				426	421	5		
Student Program Board								
Student Leader Workstations	1	4	64	256				
Student Chair Workstations	1	6	36	216				
Remote Storage	1	1	150	150				
Internal Circulation (17%)				106				
<i>Subtotal</i>				728	1,153	-425		

Council of Ethnic Organizations

Student Workstations	1	6	36	216		
Computer Area	1	3	25	75		
Storage Closet	1	1	120	120		
Internal Circulation (17%)				70		
<i>Subtotal</i>				481	387	94

Frontier Fiesta Association / Homecoming Board Office

Homecoming Board Workstations	1	7	36	252		
Frontier Fiesta Association Workstations	1	4	36	144		
Open Work Table		1	200	200		
Storage Closet	1	1	80	80		
Internal Circulation (17%)				115		
<i>Subtotal</i>				791	990	-199

Student Government Association

Receptionist Workstations	1	1	80	80		
President	1	1	120	120		
Exectutive Offices	1	5	100	500		
Student Workstations	1	1	36	36		
Senate Commons Area		1	300	300		
Storage Closet	1	1	80	80		
Internal Circulation (17%)				190		
<i>Subtotal</i>				1,306	1,033	273

Student Video Network

Reception/Waiting	3	1	30	90		
Private Office	1	1	120	120		
Student Leader Workstations	1	1	64	64		
Student Workstations	1	3	36	108		
Production Studio		1	700	700		
Audio/Video Editing Room	3	1	150	150		
Control Room	3	1	250	250		
AV Equipment Storage and Check Out	1	1	100	100		
Supply/Storage/Copy Area	1	1	80	80		
Internal Circulation (17%)				283		
<i>Subtotal</i>				1,945	1,370	575

Other

Dance Marathon	1	1	170	170	168	2
Forensics Office	1	1	1,500	1,500	1,519	-19
				1,670		

University Center Administration				8,702	9,169	-467	-5%	
Central - Shared Support								
Reception/Waiting	8	1	30	240				
Conference Room	10	1	200	200				
Workroom / Supply / Storage / Copy Room		1	500	500				
Kitchenette	1	1	80	80				
Internal Circulation (17%)				173				
<i>Subtotal</i>				1,193				
UC Administrative Services & Operations Office								
Director's Office	1	1	250	250				Includes Conference Table
Associate Director's Office	1	1	150	150				
Private Offices	1	3	120	360				
Professional Workstations	1	2	80	160				
Receptionist Workstations	1	1	80	80				
Customer Relations Workstations	1	2	80	160				InfoDesk
GA Workstations	1	2	64	128				
Student Workstations	1	2	36	72				
Internal Circulation (17%)				211				
Remote File Storage Area	1	1	900	900				
<i>Subtotal</i>				2,491	2,632	-141		
UC Conference & Reservation Services								
Assistant Director's Office	1	1	150	150				
Private Offices	1	1	120	120				
Reservationist Workstations	1	2	80	160				
Set-Up Shared Office	4	1	140	140				
AV Workstations	1	1	80	80				
A/V Shop		1	300	300				
Internal Circulation (17%)				162				
<i>Subtotal</i>				1,112	1,433	-322		
UC Technology Support Services								
Assistant Director's Office	1	1	150	150				
Professional Workstations	1	1	80	80				
Student Workstations	1	4	36	144				
Server Room		1	150	150				
Computer/Parts Storage		1	200	200				
Open Work Table		1	200	200				
Internal Circulation (17%)				157				
Remote File Storage Area	1	1	450	450				
<i>Subtotal</i>				1,531	1,534	-3		
UC Business Office								
Administrator's Office	1	1	150	150				
Assistant Admin	1	1	120	120				
Private Offices	1	2	120	240				
Professional Workstations	1	2	80	160				
Student Workstations	1	4	36	144				
Service Counter	2	1	64	128				
Transaction Queing Area	4	1	15	60				
Vault		1	55	55				
Internal Circulation (17%)				180				
Remote File Storage Area	1	1	700	700				
<i>Subtotal</i>				1,937	1,883	54		

UC Marketing								
Associate Director's Office	1	1	175	175				
GA Workstations	1	2	64	128				
Student Workstations	1	2	36	72				
Internal Circulation (17%)				63				
<i>Subtotal</i>				438	164	450		
UC ADDITION 1ST FLOOR					22,900			
UH Health Center					15,000	0		
Additional Retail Services					7,900	11,221	-3,321	-30%
C-Store	1	1,000	1,000					
Cougar Byte Computer Store	1	1,200	1,200	1,831	19			
Shasta's Cones & More	1	1,700	1,700	1,671	29			
Jonorr's Beauty Salon	1	1,000	1,000	788	212			
Woodforest National Bank	1	1,800	1,800	2,859	-59			
Pharmacy (Adjacent to Health Center)	1	1,200	1,200					
UC ADDITION 2ND FLOOR					17,278			
Lounge Areas					3,900	4,296	-396	-9%
Active Lounges (Loud, High Traffic Areas)								
Arbor Lounge Space				3,900				
Student Service Corridor					6,529	1,994	4,535	227%
UC Creation Station								
<i>Subtotal</i>	1	2,400	2,400	2,454	-54			
Veterans' Services Office								
Reception/Waiting	3	1	30	90				
Program Manager's Office	1	1	150	150				
Private Office	1	1	120	120				
Professional Workstations	1	3	80	240				
GA Workstations	1	1	64	64				
Student Workstations	1	4	36	144				
Student Study Area	12	1	250	250				
Computer Area	12	1	400	400				
Supply/Storage/Copy Area	1	1	80	80				
Internal Circulation (17%)				261				
<i>Subtotal</i>				1,799	969	830		* Potential for Reduction
Wellness Center								
Private Offices	1	1	120	120				
Student Workstations	1	1	36	36				
Common Area	1	1	250	250				
Supply/Storage/Copy Area	1	1	80	80				
Internal Circulation (17%)				82				
<i>Subtotal</i>				568	225	344		
Women's Resource Center								
Private Offices	1	1	120	120				
Professional Workstations	1	1	80	80				
GA Workstations	1	2	64	128				
Student Workstations	1	2	36	72				
Common Area	1	1	300	300				
Computer Area	1	3	25	75				
Lactation Room	1	1	75	75				
Service Unit/Coffee		1	20	20				
Supply/Storage/Copy Area	1	1	80	80				
Internal Circulation (17%)				161				
<i>Subtotal</i>				1,111	800	512		
LGBT Resource Center								
Reception/Waiting	3	1	30	90				
Program Manager's Office	1	1	150	150				Includes Conference Table
Private Offices	1	1	120	120				Includes Conference Table
Professional Workstations	1	1	80	80				
Student Workstations	1	1	36	36				
Supply/Storage/Copy Area	1	1	80	80				

Internal Circulation (17%)					95			
<i>Subtotal</i>					651	309	342	
Meeting Rooms					2,100			
SGA Senate Chambers					1,600			
Dean of Students Office					3,150			
Reception/Waiting	6	1	30	180				
Dean's Office	1	1	250	250				Includes Conference Table
Associate DOS Office	1	1	150	150				
Private Offices	1	5	120	600				
Professional Workstations	1	5	80	400				
Receptionist Workstations	1	2	80	160				
Student Workstations	1	6	40	240				
Service Unit/Coffee		1	20	20				
Conference Room	8	1	200	200				
Supply/Storage/Copy Area	1	1	150	150				
Internal Circulation (17%)					400			
Remote Storage Area	1	1	400	400				
<i>Subtotal</i>					3,150	2,520	1,051	
UC ADDITION 3RD FLOOR					22,070			
Ballroom/Large Event Space					22,070	0	22,070	
Future Large Event Space	1,000	1	10	10,000				Divisible by 3
Pre-Function Space	1,000	1	3	3,000				
Projection Booth		1	200	200				

Table and Chair Storage	2	600	1,200				
Piano Storage	1	120	120				
<i>Subtotal</i>			14,520	0	14,520		
Cinema/Auditorium							
Auditorium	500	1	10	5,000			
Projection Room		1	350	350			
Lecture Platform		1	700	700			
Lobby	100	1	6	600			
Backstage Support		1	900	900			
<i>Subtotal</i>			7,550	0	7,550		
OTHER SPACES							
Building Loading				1,200	1,395	-195	-14%
Loading							
Building Loading Dock/Holding Area	4	300	1,200				
Parking for Catering Vehicles							
Parking for Facilities Vehicles							
Trash Holding Area							
Recycling Holding Area							
Trash Compactor Area							
UC UNDERGROUND				32,472	39,980	-7,508	-19%
UC GROUND FLOOR				44,340	49,971	-5,631	-11%
UC 1ST FLOOR				57,404	38,459	18,945	49%
UC 2ND FLOOR				59,207	39,147	20,060	51%
UC ADDITION 1ST FLOOR				22,900	40,888	-17,988	-44%
UC ADDITION 2ND FLOOR				17,278	40,888	-23,610	-58%
UC ADDITION 3RD FLOOR				22,070			
OTHER SPACES				1,200			
Total UC Main NSF				193,423	167,557	25,866	
Total Addition NSF				62,248			

1 University Center Program Draft

2 Addition only

	# Ocps	Qty	Area NSF	UNIT	Total NSF	Unit Cost	Total Cost	Unit Cost	Total Cost		
4 Site					30,000		886,000	29.53	0	886,000	30
5 New Construction											
6 Misc Site Demo/Clearing		1	30,000	SF	30,000	2	60,000		0	60,000	
7 Site Utilities Relocation		1	1	LS	1	100,000	100,000		0	100,000	
8 Storm		1	500	LF	500	125	62,500		0	62,500	
9 Sanitary		1	500	LF	500	250	125,000		0	125,000	
10 Water/Fire Water		1	500	LF	500	85	42,500		0	42,500	
11 Site Restoration		1	20,000	SF	20,000	2	40,000		0	40,000	
12 Site Capture, SWPPP, Traffic Control		1	20,000	SF	20,000	5	100,000		0	100,000	
13 Tree Removal		1	3	EA	3	2,000	6,000		0	6,000	
14 Telephone/Data		1	1	LS	1	250,000	250,000		0	250,000	
15 Security		1	1	LS	1	100,000	100,000		0	100,000	
17 TOTAL SITE							886,000		0	886,000	
18											
19 Core & Shell New					72,000		14,616,000	203	0	14,616,000	203
20 New Construction											
21 New Retail Corridor and Health Center (1st Floor)		1	24,000	SF	24,000	203	4,872,000		0	4,872,000	
22 New Service, Meeting and Lounge Space/DOS (2nd Floor)		1	24,000	SF	24,000	203	4,872,000			4,872,000	
23 New Cinema and Ball Room (3rd Floor)		1	24,000	SF	24,000	203	4,872,000		0	4,872,000	
25 TOTAL CORE & SHELL					72,000		14,616,000		0	14,616,000	
26											
27											
28 Build-out					62,745		0	91.0032	5,709,975	5,709,975	91
29 Lounge Areas					3,914		0		332,690	332,690	88
30 Active Lounges (Loud, High Traffic Areas)							0		0	0	
31 Addition Lounge Space		1		SF	3,914		0	85	332,690	332,690	
32											
33 Ballroom/Large Event Space					22,270		0		1,870,250	1,870,250	84
34 Future Large Event Space	1,000	1	10	SF	10,000		0	25	250,000	250,000	Divisible by 3 - Shell Only
35 Pre-Function Space (Lobby and Lounge)	1,000	1	3	SF	3,000		0	150	450,000	450,000	
36 Projection Booth		1	200	SF	200		0	25	5,000	5,000	
37 Table and Chair Storage		2	600	SF	1,200		0	25	30,000	30,000	
38 Piano Storage		1	120	SF	120		0	25	3,000	3,000	
39											
40 Cinema/Auditorium											
41 Auditorium	450	1	10	SF	4,500		0	210	945,000	945,000	
42 Projection Room		1	350	SF	350		0	125	43,750	43,750	Equipment excluded
43 Lecture Platform		1	700	SF	700		0	45	31,500	31,500	
44 Backstage Support		1	900	SF	900		0	80	72,000	72,000	
45 Subtotal					6,450						
46 Support Spaces											
47 Table and Chair Storage		2	500	SF	1,000		0	40	40,000	40,000	
48 A/V Equipment Storage		1	300	SF	300		0		0	0	
49 Subtotal					1,300						
50 Meeting/Conference Facilities					2,100		0		231,000	231,000	
51 Conference Rooms											
52 Large Conference Room	40	2	875	SF	1,750		0	110	192,500	192,500	A/V equipment excluded
53 Small Conference Room	15	1	350	SF	350		0	110	38,500	38,500	A/V equipment excluded
54 Subtotal					2,100						
55 Service Corridor					8,150		0		545,783	545,783	87
56 UC Creation Station		1	2,400		2,400			50	120,000	120,000	Warm Shell
57											
58 Commuter Services					1,620						
59 Coordinator Office		1	120	SF	120		0	65	7,800	7,800	
60 Commuter Friendly Lounge	1	1	1,500	SF	1,500		0	65	97,500	97,500	

61												
62	Veterans' Services Office											
63	Reception/Waiting	3	1	30	SF	90	0	80	7,200	7,200		
64	Program Manager's Office	1	1	150	SF	150	0	65	9,750	9,750		
65	Private Office	1	1	120	SF	120	0	65	7,800	7,800		
66	Professional Workstations	1	3	80	SF	240	0	60	14,400	14,400	partitions	
67	GA Workstations	1	1	64	SF	64	0	110	7,040	7,040		
68	Student Workstations	1	4	36	SF	144	0	60	8,640	8,640	partitions	
69	Student Study Area	12	1	250	SF	250	0	65	16,250	16,250		
70	Computer Area	12	1	400	SF	400	0	110	44,000	44,000		
71	Supply/Storage/Copy Area	1	1	80	SF	80	0	40	3,200	3,200		
72	Internal Circulation (17%)		1	261	SF	261	0	75	19,610	19,610		
73	Subtotal					1,799					Potential for Reduction	
74												
75	Student Legal Services											
76	Reception/Waiting	3	1	30	SF	90	0	80	7,200	7,200		
77	Program Manager's Office	1	1	150	SF	150	0	65	9,750	9,750	includes Conference Table	
78	Private Offices	1	1	120	SF	120	0	65	7,800	7,800	includes Conference Table	
79	Professional Workstations	1	1	80	SF	80	0	60	4,800	4,800	partitions	
80	Student Workstations	1	1	36	SF	36	0	60	2,160	2,160	partitions	
81	Supply/Storage/Copy Area	1	1	80	SF	80	0	40	3,200	3,200		
82	Internal Circulation (17%)		1	80	SF	95	0	75	7,089	7,089		
83	Subtotal					651						
84												
85	Wellness Center											
86	Private Offices	1	1	120	SF	120	0	65	7,800	7,800		
87	Student Workstations	1	1	36	SF	36	0	60	2,160	2,160	partitions	
88	Common Area	1	1	250	SF	250	0	110	27,500	27,500		
89	Supply/Storage/Copy Area	1	1	80	SF	80	0	40	3,200	3,200		
90	Internal Circulation (17%)		1	83	SF	83	0	75	6,197	6,197		
91	Subtotal					569						
92	Women's Resource Center											
93	Private Offices	1	1	120	SF	120	0	65	7,800	7,800		
94	Professional Workstations	1	1	80	SF	80	0	60	4,800	4,800	partitions	
95	GA Workstations	1	2	64	SF	128	0	110	14,080	14,080		
96	Student Workstations	1	2	36	SF	72	0	60	4,320	4,320	partitions	
97	Common Area	1	1	300	SF	300	0	110	33,000	33,000		
98	Computer Area	1	3	25	SF	75	0	110	8,250	8,250		
99	Lactation Room	1	1	75	SF	75	0	65	4,875	4,875		
100	Service Unit/Coffee		1	20	SF	20	0	65	1,300	1,300		
101	Supply/Storage/Copy Area	1	1	80	SF	80	0	40	3,200	3,200		
102	Internal Circulation (17%)		1	162	SF	162	0	75	12,113	12,113		
103	Subtotal					1,112						
104	Additional Retail Services					8,100	0		405,000	405,000	00	
105	C-Store		1	1,000	SF	1,000	0	50	50,000	50,000	Equipment by UH - Warm Shell	
106	Cougar Byte Computer Store		1	1,200	SF	1,200	0	50	60,000	60,000	Equipment by UH - Warm Shell	
107	Shasta's Cones & More		1	1,700	SF	1,700	0	50	85,000	85,000	Equipment by UH - Warm Shell	
108	Jonorr's Beauty Salon		1	1,000	SF	1,000	0	50	50,000	50,000	Equipment by UH - Warm Shell	
109	Woodforest National Bank		1	1,800	SF	1,800	0	50	90,000	90,000	Equipment by UH - Warm Shell	
110	Pharmacy (Adjacent to Health Center)		1	1,200	SF	1,200	0	50	60,000	60,000	Equipment by UH - Warm Shell	
111	Retail - Small		1	200	SF	200	0	50	10,000	10,000	Equipment by UH - Warm Shell	
112	Subtotal					8,100						
113	University Center Administration					3,211	0		225,253	225,253	00	
114	Dean of Students Office											
115	Reception/Waiting	6	1	30	SF	180	0	80	14,400	14,400		
116	Dean's Office	1	1	250	SF	250	0	110	27,500	27,500	includes Conference Table	
117	Associate DOS Office	1	1	150	SF	150	0	110	16,500	16,500		
118	Private Offices	1	5	120	SF	600	0	65	39,000	39,000		
119	Professional Workstations	1	5	80	SF	400	0	60	24,000	24,000	partitions	
120	Receptionist Workstations	1	2	80	SF	160	0	60	9,600	9,600	partitions	

121	Student Workstations	1	6	40	SF	240		0	60	14,400	14,400	partitions
122	Service Unit/Coffee		1	20	SF	20		0	65	1,300	1,300	
123	Conference Room	8	1	200	SF	200		0	110	22,000	22,000	
124	Supply/Storage/Copy Area	1	1	150	SF	150		0	40	6,000	6,000	
125	Internal Circulation (17%)		1	461	SF	461		0	75	34,553	34,553	
126	Remote Storage Area	1	1	400	SF	400		0	40	16,000	16,000	
127	Subtotal					3,211						
128												
129	Health Center					15,000		0		2,100,000	2,100,000	140
130	Health Center Space		1	15,000	SF	15,000		0	140	2,100,000	2,100,000	Full Build Out from THECB. Incl FF&E
131	TOTAL BUILD-OUT					62,745					5,709,975	91
132												
133	Project Subtotal (Construction)										21,211,975	\$290/sf. GC's and fee's incl in unit prices
134												
135	Escalation 2010			1%	%						212,120	
136	Escalation 2011			5%	%						1,060,599	
137	Escalation 2012			7.5%	%						1,590,898	
138	Phasing Premium			0%	%						0	no phasing
139												
140	Project CCL					72,000					24,075,592	\$334.38
141												
142	Soft Costs/Administrative					72,000					6,300,934	88
143	Professional Services/Consulting										2,696,030	
144	A/E Fee's (6.0%)			6.0%	%						1,444,535	
145	Reimbursable Expenses (5% of fee)			5.0%	%						72,227	
146	Cost Consultant			1	ls						25,000	
147	CMAR Precon Services			1	ls						50,000	
148	Const Materials Testing			1	ls						50,000	
149	Survey			1	ls						15,000	
150	Environmental Fee's			1	ls						35,000	
151	Geotech			1	ls						15,000	
152	Commissioning				sf	72,000			1.50		108,000	
153	Test & Balance				sf	72,000			1.00		72,000	
154	Audit Services			1	ls						35,000	
155	FP&C Fee			3.0%	%						722,268	
156	FFE Design/Consulting Services			10.0%	%					0	52,000	10% of FF&E sum
157												
158	Misc Costs/Equipment									0	901,124	
159	Art Acquisition			1.0%	%						306,124	
160	Moving			1	ls						25,000	
161	Printing/Misc			1	ls						25,000	
162	Furniture/Seating (Cinema/Ballroom)			1	sf	20,000			21.00		420,000	same as above
163	Fixtures/Equipment (Cinema/Ballroom)			1	sf	20,000			5.00		100,000	same as above
164	City Impact Fee's			1	ls						25,000	
165												
166	Contingencies							0		0	2,703,780	
167	Owner's Program/Project Contingency			5.0%	%						1,500,000	Applied to TPC
168	Contractor's Contingency			5.0%	%						1,203,780	Applied to CCL only
169												
170	SubTotal Project Cost (TPC)										30,376,525	
171												
172	Bond Costs (1%)			1.0%	%	72,000					303,765	4
173												
174	Total Project Cost (TPC)					72,000					30,680,290	\$426.12

University Center Cost Model
UC Transformation Only

COST BY SPACE TYPE

Project Cost	Cost
Conference Center Meeting Rooms	\$ 1,138,305
Large Scale Meeting Rooms	\$ 1,108,770
Lounge Space	\$ 4,410,140
Bookstore	\$ 1,228,500
Dining Space	\$ 3,066,838
Games Room	\$ 934,884
Center for Student Involvement/Campus Activities	\$ 1,326,432
Student Publications	\$ 276,464
UC Administration Space	\$ 566,474
Site Costs	\$ 2,913,400
Building Support Costs	\$ 698,610
Core and Shell Costs	\$ 18,963,927
Escalation and Phasing	\$ 9,719,821
FF&E and Soft Costs	\$ 16,541,643
Total Project Cost	\$ 62,894,207

SPACE ALLOCATION BY TYPE

Space Type	Square Footage	
Conference Center	20,129	Underground
Lounge Space	4,484	
Bookstore Storage	4,570	
Games Room	17,044	Ground Floor
Student Publications	4,134	
Dining Space	5,758	
Lounge Space	18,000	
Bookstore Storage	3,258	
Bookstore	16,742	First Floor
Dining Space	28,173	
Lounge Space	12,000	
Center for Student Involvement/Campus Activities	20,807	Second Floor
UC Administration Space	8,728	
Houston Room	12,311	
Lounge Space	18,000	
Net Square Footage	194,138	

SPACE ALLOCATION BY FLOOR

<u>Space Type</u>	Square Footage
UC Underground	29,183
Ground Floor	48,194
1st Floor	56,915
2nd Floor	59,846
Net Square Footage	194,138